

CLARKSTON CITY COUNCIL MINUTES
April 8, 2019

ROLL CALL: Russ Evans, Pat Holman, Skate Pierce, Joel Profitt, Belinda Larsen, John Murray and Melyssa Andrews.

STAFF: Chief Hastings, Chief Cooper, PWD Poole, Clerk Austin.

AGENDA CHANGES:

APPROVAL OF MINUTES: Minutes of the March 25, 2019 Regular Meeting were approved as distributed.

PUBLIC HEARING: **Cancelled.** Will be rescheduled for May 13, 2019 by Resolution 2019-04 (Agenda)

COMMUNICATIONS:

A. From the Public: Jeannie Joly, 719 Libby Street

B. From Mayor: Mayor Lawrence informed Council there is a free food distribution on Friday April 19th from 11:00am to 1:00pm at Our Saviors Lutheran Church. Signs have been posted on the doors at City Hall with more information for those interested. She advised that she heard from all three local legislators regarding the property owner tenants bill that was emailed out. No commitment was made by them to vote a certain way.

C. From Staff or Employees: None

D. Presentation by Asotin County Jail Committee: Commissioner Jim Jeffords: Commissioner Jeffords presented Council with the history of the Asotin County Jail. The current jail was built in 1984 for housing 16 inmates (14 males and 2 females). In the first weekend that the jail was open, it was filled to capacity, and has continued being full through today. It has been expanded by remodeling day rooms and the library to house more inmates. Jeffords spoke regarding the safety and liability of the jail. Currently the jail is in a triage situation, with 98% of the inmates being felons, with an average stay of 39 days, which is the greatest in the state. The goal is to address the overcrowding issues and at least break even, if not begin to have positive cash flow. There are many variables in the judicial process that contribute to the overcrowding, including the courts being overburdened, recidivism, and scheduling with public defenders. Potential safety/liability risks include inmate to officer ratios, and segregation of violent, sexual, medical and gender issues. The state requires a seven-day period to evaluate and transfer mental health patients to an appropriate facility. The contracted doctor has also identified issues with the medical liability and risks. The jail does have a part time nurse that assists with the medications and accountability. However, the jail is set up with inadequate medical facilities. Because of overcrowding, Asotin County must house inmates in other facilities. The costs for jail operations has risen 31% between 2015 to 2018. The jail contracts cost for bed space with Department of Corrections, the City of Clarkston and the City of Asotin. The average daily costs for 2018 is around \$84 per day, and the charges for the contracted beds is well below that cost. Medical and medication costs have also risen over time. Jeffords advised that there is no room at the current jail for expansion. There will need to be either a local county jail or a regional jail facility. The committee has looked at both a modular/pre-built solution and a stick-built solution. A 100-bed facility would cost approximately \$11,000,000 and a 126-bed facility would be around \$13,700,000. The committee found that there is a public safety sales tax option that the County or the Cities could adopt that is 3/10 of 1%. Asotin County would automatically receive 60% of the total sales tax. Clarkston would receive 85% of the remaining 40% of the total sales tax revenue from this option. In order to build the jail, the County would have to purchase municipal bonds to build the facility, at a repayment cost of approximately \$850,000 per year. The committee is looking for a long-term interlocal agreement with the City of Clarkston to transfer the City's portion of the public safety sales tax. The County would like to have the sales tax increase on the primary or general ballot. The committee would also like to have a list of the City's needs and wants for the facilities.

Councilmember Profitt asked if there were any plans to address the mental health, drug and alcohol concerns in a new jail. Jeffords advised that the committee looked at what can be afforded and will have to have enough beds to do the job for several decades and is expandable. To have dedicated medical facilities to address the detox

issues would eat up a lot of money. Chief Hastings advised that the new jail would have space for drug/alcohol counselors that is not currently available. Profitt asked if there were State or Federal funds available for medical or detox functions of the jail. Jeffords advised that the State would not assist until the County has imposed the sales tax or identified other funding sources. Councilmember Andrews asked if the stick-built option would be like a home. Jeffords advised that it would be like a commercial built building. Andrews asked where the jail would be located, in the city or the county. Jeffords advised that the City does not have room. He advised that the committee also looked at the City of Asotin as a potential site, but expansion would be limited. The County is considering the area north of the landfill that the County already owns, or south of Evans Road in the same area. Andrews asked if this would be similar to the size of the juvenile facility that was built, and how many acres. Jeffords advised that there would be an excess of 55 acres available at the County location. Councilmember Pierce asked what was in place if the projections show that a 100-bed facility would be over capacity by the time it was paid off, and the 126-bed facility would be about the same. Jeffords advised that there could be a sunset on the sales tax. The sales tax option avoids property tax and would be fairer. The committee hopes that the base structure would be there and would be able to be expanded. Hastings advised that the jail would be built so it would be economical for expansion. Andrews asked if there was an option to keep the current jail, build a new facility and run both. Jeffords advised that it would be too expensive to run two crews 24 hours a day. Councilmember Holman asked how many individuals we have in community that should be incarcerated, and what would this do to the daily average population. Jeffords advised that around eighty on average that should be incarcerated in addition to what we currently have. Councilmember Murray asked what the disadvantages are of sending our inmates elsewhere. Jeffords advised that every surrounding county jail is maxed out and there are transportation issues. He advised that DOC is having difficulty housing their offenders. Councilmember Evans commented that to get it done may take a few years but is something that we need. Jeffords advised that he will be presenting to the City of Asotin and the Nez Perce Tribe. Pierce asked why the tribe wanted a jail in Washington State? Jeffords advised that when the Sheriff talked to Chief Scott, he was advised that they are always looking at the cost of housing inmates as well as the policies in place to handle the inmates. Mayor Lawrence asked if there will be a plan identifying what the jail would look like and the what facilities were included by the time it would be placed on the ballot. Jeffords advised that was the hope of the committee, but they are trying to fast track this to get it before the public in time for a vote. Mayor Lawrence advised that voters have expectation to see what the plan is before the vote. Andrews commented that she sees a new jail as a necessity. She advised she was concerned about this going to go up versus the school bond levy. Pierce advised that there was no current plan for a school bond with the new superintendent coming on. Jeffords mentioned the "Seattle's Dying" documentary that addresses some of the same issues that we are dealing with.

COMMITTEE REPORTS:

Finance/Admin: Councilmember Murray reported that the Committee reviewed and approved the bills for payment. Total expenditures for the April 8, 2019 period of \$481,155.25. MOTION BY ANDREWS/EVANS to approve the bills as read. Motion Carried

Public Safety: Councilmember Holman reported on the April 2nd meeting. Chief Cooper shared that all mutual aid fire departments completed some big training together. The Chief is happy that the departments are back to working together and getting everyone on the same page. Chief also shared that April will be Clarkston Fire Departments' turn to host training. Training will be on hands-on ventilation, and forceable-entry training on April 11, 2019. The Valley Mutual Aid Fire Departments are updating the Red Flag Task Force. Chief Cooper asked for the okay to move forward on some changes to our open burning ordinance mostly in the topic of outdoor fire places and footage from structures. He also shared that in the months of April and May, the fire department will be filling out a Time Use Study while at work, and we should have numbers from this in the month of June. Mayor Lawrence advised that the Time Use Study was a suggestion of the State Auditors and is also been started at City Hall. Chief Hastings shared that Colby Martin has passed his FAA testing for piloting the police department drone so we are up and ready to move forward. The police department would like to see the drone used not only by the police department, but to include the fire department and public works when needed. Clarkston Police Department has updated their body camera server and shortly after the purchase

received a \$6,000 donation by an anonymous donor. Chief Hastings shared that the department needs to update their redaction software and will partner with Nez Perce County and Asotin County with the left over, from the donation, the cost for this should be covered. Clarkston Police Department recently went through firearms training, which they do twice a year. Chief Hastings wanted to thank Jason Ewing as he volunteered his time to do a firearms class at Diamond Back Shooting Range for Clarkston officers. He also wanted to thank Jim Babino for the great job he did in teaching a first aid class for the department. Chief Cooper shared that he would pass the information on to Jim Babino.

Public Works: Councilmember Pierce reported on the April 2nd meeting. There was a discussion on City housing stock and improving the condition of our properties. According to the results from our last survey, the demand for improved properties was a high priority from residents of Clarkston. We discussed a CDBG housing rehab program. The grant has a value of \$500,000. A portion of that grant money is available for administrative costs. Mr. Snodgrass is willing to do the grant application through CEDA. This will be an ongoing program that will require the hiring of at least one staff. This is for structural improvement, and if there's enough left over on certain projects, it can be used to install sidewalk, curb and gutter. The grant application is due by June 5th. We will know by the end of September if we've been awarded to money to run this program. Further discussion on the Bridge, Diagonal, 2nd St intersection. We've received the Letter of Understanding from Bill Preston to administer the Federal Grant. We need to approve a new contract for Ken Nagy our Hearing Examiner. There was a discussion of the alley vacation on the 700 block of 5th Street. Director Poole will have the ordinance ready for the April 8th meeting. We need to approve a contract with K&G Construction for repair of city hall. There was an update on the meeting with HVAC mechanical contractors over the Emergency Building Permit program. The program is working well. Permits are being closed, inspections are being completed and payments are being received much better than before. Mr. Ewing gave us an update on building permits, the value of permits over the last 6 years, and issues with zoning being overly restrictive in certain sections of town. We went over the Asotin County/Clarkston Transportation Plan. This listed all potential projects on roadways, sidewalks and studies on potential projects. Dollar amounts are listed, as well as the sources for funding. We need council approval on the special permit for the Mac McClean Memorial Bike show in downtown Clarkston.

Outside Organizations: None

UNFINISHED BUSINESS:

A. Ordinance 1615, Amending CMC 14.06.070 Stormwater Rates, 1st Reading (Finance/Admin) Vote will be at the next meeting.

CONSENT AGENDA: MOTION BY PIERCE/HOLMAN to approve the consent items. Motion Carried

- A. Resolution 2019-04, Setting Date for Alley Vacation Hearing (Finance/Admin)**
- B. Authorization of Bid Proposal – K&G Construction (Public Works)**
- C. Authorization of Letter of Understanding for Project Administration (Public Works)**
- D. Authorization of Professional Hearings Examiner Services Agreement (Public Works)**

NEW BUSINESS:

A. Professional Services Contract – CEDA CDBG Grant Application (Public Works) PWD Poole presented the proposal from CEDA to partner with the City to apply for the a CDBG Housing Rehab program. This is one of the top 3 programs on the list requested by council. It would benefit low to moderate income homeowners. The grants are available up to \$500,000. Of that amount, up to 25% of the grant funds can be used for administrative costs. The City could have between \$40-60,000 additional money needed to cover costs. Poole advised that those funds could possibly be paid from permit fees or House Bill 1406 that is currently being considered by the legislature. He advised that the City could get \$50,000 if Asotin County doesn't tap into those funds. Poole advised the City would need to hire one additional staff and CEDA will help with the planning for an additional \$20,000 for the grant cycle. That would leave \$375,000 for rehab work. To be successful the City would have to rehab 20 homes in the two year of the grant cycle. That is an average of \$18,750 per home.

Washington State prevailing wage must be paid on the projects. The maximum loan per home is \$25,000 unless there is lead based paint, which increases the amount to \$35,000. This would be a loan with a lien placed on the property until the loan is paid off. Community Action Agency has list of homes that need weatherization but require structural work that would qualify for this program. There are roughly 1200 owner-occupied homes in Clarkston with about 400 potentially qualified for this program. This would be a long-term program but will require funds from the City to complete the program. Profitt asked if the City would have to fund an additional \$60,000 per year. Poole advised that was correct. Councilmember Larsen asked if the homeowners would have to fill out an application to receive funds, and if the homeowner would select the contractor. Poole advised they would have to apply, and the program would have a list of contractors to choose from. Christine Fry the executive director of CEDA advised that they are a non-profit that serves five counties in Idaho and is a sister to SEWEDA. She advised that they have institutionalized applications for federal funding. There will be a lot of work on the planning side for a successful program. Dodd Snodgrass advised that CEDA is interested in expanding into working in Washington. They are collecting information on best practices and have a great track record with grant success. Clerk/Treasurer Austin advised that there were some financial concerns with both the \$5000 grant application cost, and the ongoing costs of the program. He advised that currently there is no money budgeted for this program. He advised that even though it is a great program with available funds, it may be premature to apply for funding without a process and local funding in place that would provide for a successful program. Pierce asked if some of the concerns could be investigated and have information provided by the next meeting. Austin and Poole advised that they would be able to provide Council with an update at the April 22nd meeting. MOTION BY PIERCE/PROFITT to table the grant application until April 22, 2019 Council Meeting. Motion Carried

COUNCIL COMMENTS: Councilmember Andrews commented on the letters received regarding changes to the City fireworks ordinance. She advised that although they are not being responded to, all responses have been read. She said the comments are appreciated and are being taken under advisement. Mayor Lawrence, Councilmember Larsen, and Councilmember Pierce agreed with Andrews.

PRESS QUESTIONS: None

EXECUTIVE SESSION: None

ADJOURNMENT:

Meeting adjourned at 8:46pm.

Steve Austin, City Clerk

Monika Lawrence, Mayor

Total Fund Expenditures 4/8/19	Ck # 68201-68277	\$180,010.49
Payroll 4/8/19	Ck # 68169-68197	\$301,144.76

